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6 **UNITED STATES DISTRICT COURT**

7 **DISTRICT OF NEVADA**

8 1597 ASHFIELD VALLEY TRUST; DAVID
9 TOTH and SIRWAN TOTH, Trustees,

Case No. 2:14-cv-02123-JCM-GWF

10 Plaintiffs,

11 and

12 FEDERAL HOUSING FINANCE AGENCY,

13 Intervenor.

14 vs.

15 FEDERAL NATIONAL MORTGAGE
16 ASSOCIATION; VENTA FINANCIAL
17 GROUP; OSCAR MORENO; DOES 1
through 25; and ROE CORPORATIONS I
through X,

18 Defendants.

19
20 FEDERAL NATIONAL MORTGAGE
21 ASSOCIATION,

22 Counterclaimant,

23 and

24 FEDERAL HOUSING FINANCE AGENCY,

25 Intervenor.

26 vs.

27 1597 ASHFIELD VALLEY TRUST; DAVID
28 TOTH and SIRWAN TOTH, Trustees;
HIDDENCREST/ PARKHURST

FINAL JUDGMENT

1 COMMUNITY ASSOCIATION; and
2 ABSOLUTE COLLECTION SERVICES,
3 LLC

4 Counter-defendants.

5 **FINAL JUDGMENT**

6 Pursuant to the Joint Status Report (ECF Nos. 153 & 155), the Stipulation to Dismiss
7 Remaining Claims with Prejudice (ECF No. 161), the Stipulation to Withdrawal Lis Pendens (ECF
8 No. 162), and the Stipulation to Enter Final Judgment (ECF No. 163), the Court hereby enters its
9 final judgment and decree as follows:

10 1. The Deed of Trust recorded against the property located at 1597 Ashfield Valley
11 Avenue, Las Vegas, Nevada 89123 (the "Property") on May 1, 2007 as instrument/document
12 number 20070501-0002398 in the official records of the Clark County Recorder was not
13 extinguished by the NRS 116 foreclosure that occurred on or about August 14, 2012.

14 2. Consequently, Defendant Federal National Mortgage Association's subsequent
15 foreclosure under the Deed of Trust and subsequent conveyance of the Property to Defendant Oscar
16 Moreno was valid.

17 3. Accordingly, title and ownership of the Property is hereby quieted in favor of
18 Defendant Oscar Moreno.

19 4. The *Notice of Pendency of Action* filed by Defendant Federal National Mortgage
20 Association (ECF No. 12) is hereby withdrawn and cancelled.

21 **IT IS SO ORDERED, ADJUDGED AND DECREED.**

22
23 DATED: September 5, 2017

24 
UNITED STATES DISTRICT JUDGE